

The diagram illustrates a sequence of four flag signals. From top to bottom: 1) A solid black flag. 2) A long, thin, downward-sloping diagonal line. 3) A solid black circle. 4) A solid black teardrop shape.

Below the signals is a horizontal scale bar divided into five segments. The segments are labeled with values: 150, 0, 75, 150, and 300. Below the scale bar, the text "1 inch = 150 ft." is centered.

LOCATION MAP

Frisco Site Plan Notes:

1. Any revision to this plan will require City approval and will require revisions to any corresponding plans to avoid conflicts between plans.
 2. All signage is subject to Building Inspection Division approval.
 3. All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection Division approval.
 4. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 5. Buildings with an aggregate sum of 5,000 square feet or greater on a lot shall have automatic fire sprinklers installed throughout all structures. Alternative fire protection measures may be approved by the Fire Department.
 6. When used, wheel stops shall be installed so that all surface parking spaces are a minimum of 18 feet deep measured from the face of the wheel stop. Any vertical obstruction in front of a surface parking space shall be located 20 feet from the back of the parking space.
 7. Handicap Parking is provided in accordance with ADA Standards.

General Notes:

1. A minimum of 90% of parking provided on multifamily lots shall be located in structured parking.
 2. According to Flood Insurance Rate Map (FIRM) Map No. 48121C04106 dated 4/18/2011 prepared by the Federal Emergency Management Agency for Denton County, Texas. A portion of Lot 15, Block A is within Zone AE.
 3. According to the Flood Study prepared by Kimley-Horn and Associates dated October 28, 2014, no detention is required for this property.
 4. Fully developed City of Frisco Floodplain and Reclamation Study prepared by Cardinal Strategies dated September, 2016.
 5. Future US 380 drawn per Schematic CSJ No. 0135-10-050 prepared by AECOM dated December, 2015.
 6. All ground mounted equipment (transformers, switchgears, etc) shall be screened per City of Frisco Zoning Ordinance.
 7. All stacking spaces shown hereon are 9'x long x 20' wide.

LOCATION	OPEN SPACE REQUIRED (SF)	OPEN SPACE PROVIDED (SF)
Block A	342,732	441,678
Block B	48,935	220,895
TOTAL	TOTAL	662,573

Note: Bicycle Parking Required Per Schedule Below:

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**

Areas A-E & H	1 Space/20,000 SqFt – Short Term
Area F	1 Space/20 Units – Long Term
	1 Space/75 Units – Short Term

SYMBOL LEGEND

Site Data Summary Table-Four Corners Shopping Center-Block A																			
LOT	ZONING	PROPOSED USE	LOT AREA (GROSS)		LOT AREA (NET)		BUILDING AREA (SF)	BUILDING HEIGHT	LOT COVERAGE (%)	FLOOR AREA RATIO	NUMBER OF UNITS/LOTS	REQ. PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	REQUIRED HANDICAP PARKING	PROVIDED HANDICAP PARKING	REQUIRED BIKE PARKING	PROVIDED BIKE PARKING	IMPERVIOUS AREA (SF)
			SF	AC	SF	AC													
1	R PD-254	RESTAURANT	60,808	1.40	60,808	1.40	5,041	1 STORY, 35' MAX.	8.3%	0.083:1	-	1:100	51	78	2	4	1 (Short Term)	1 (Short Term)	35,706
2	R PD-254	RESTAURANT	47,699	1.10	47,699	1.10	3,087	1 STORY, 35' MAX.	6.5%	0.065:1	-	1:100	31	32	2	2	1 (Short Term)	1 (Short Term)	22,798
3	R PD-254	RESTAURANT	36,941	0.85	36,941	0.85	3,190	1 STORY, 35' MAX.	8.6%	0.086:1	-	1:100	32	34	2	4	1 (Short Term)	1 (Short Term)	23,027
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5	R PD-254	BANK	57,848	1.33	52,065	1.20	4,500	1 STORY, 35' MAX.	8.6%	0.086:1	-	1:300	15	62	3	3	1 (Short Term)	1 (Short Term)	37,193
6	R PD-254	RESTAURANT	56,368	1.29	45,612	1.05	3,800 bldg + 1,000SF Patio	1 STORY, 35' MAX.	10.5%	0.105:1	-	1:100	43	65	3	4	1 (Short Term)	1 (Short Term)	28,719
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8	R PD-254	RESTAURANT	43,011	0.99	36,710	0.84	2,300	1 STORY, 35' MAX.	6.3%	0.063:1	-	1:100	23	42	2	3	1 (Short Term)	1 (Short Term)	28,453
9	R PD-254	MINOR AUTOMOTIVE	32,034	0.74	27,034	0.62	1,700	1 STORY, 35' MAX.	6.3%	0.063:1	-	3 Sp/Bay+1 Per Max Employee	17(3 Bays+8 Emp)	19	2	2	1 (Short Term)	1 (Short Term)	21,281
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12	R PD-254	RETAIL	776,306	17.82	761,249	17.48	118,763	1 STORY, 35' MAX.	15.6%	0.156:1	-	1:200	594	650	12	15	6 (Short Term)	6 (Short Term)	420,084
13	R PD-254	RESTAURANT	280,333	6.44	275,216	6.32	25,000	1 STORY, 35' MAX.	9.1%	0.091:1	-	1:100	250	338	8	8	1 (Short Term)	1 (Short Term)	169,968
14	MF PD-254	URBAN LIVING	287,552	6.60	287,552	6.60	302,797	5 STORIES, 75' MAX.	39.1%	1:06	283	1.55:1 UNIT	425	511	11	13	19	20	66,592
15	MF PD-254	URBAN LIVING	326,668	7.50	326,668	7.50	408,304	4 STORIES, 63'-6"	25.0%		345	1.55:1 UNIT	573	668	12	12	22	24	143,477
16	MF PD-254	OPEN SPACE	441,678	10.14	441,678	10.14	-	-	-	-	-	-	-	-	-	-	-	-	
17	SF-7 PD-254	SINGLE FAMILY	331,706	7.61	331,706	7.61	-	-	-	-	-	-	-	-	-	-	-	-	
18	R PD-254	RESTAURANT	40,230	0.92	32,769	0.75	892	1 STORY, 35' MAX.	2.7%	0.027:1	-	1:100	9	24	2	2	1 (Short Term)	1 (Short Term)	20,773
19	R PD-254	MEDICAL OFFICE	201,822	4.63	196,549	4.51	50,000	2 STORY, 45' MAX.	25.4%	0.254:1	-	1:200	250	323	7	7	3 (Short Term)	3 (Short Term)	148,834
20	RPD-254	RESTAURANT	43,591	1.00	43,591	1.00	3,197	1 STORY, 35' MAX.	7.3%	0.073:1	-	1:100	32	39	2	2	1 (Short Term)	1 (Short Term)	28,776
21	RPD-254	RESTAURANT	40,718	0.93	40,718	0.93	3,190	1 STORY, 35' MAX.	7.8%	0.075:1	-	1:100	32	42	2	2	1 (Short Term)	1 (Short Term)	19,457
TOTAL			3,520,369	80.817	3,427,302	78.680							2,128	4,598					

Site Data Summary Table-Four Corners Shopping Center-Block B																			
LOT	ZONING	PROPOSED USE	LOT AREA (GROSS)		LOT AREA (NET)		BUILDING AREA (SF)	BUILDING HEIGHT	LOT COVERAGE (%)	FLOOR AREA RATIO	NUMBER OF UNITS/LOTS	REQ. PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	REQUIRED HANDICAP PARKING	PROVIDED HANDICAP PARKING	REQUIRED BIKE PARKING	PROVIDED BIKE PARKING	IMPERVIOUS AREA (SF)
			SF	AC	SF	AC													
1	AG	RESTAURANT	79,668	1.83	79,668	1.83	7,252	1 STORY, 35' MAX.	9.1%	0.091:1	-	1:100	73	86	2	3	1 (Short Term)	1 (Short Term)	42,392
2	AG	MEDICAL/RETAIL	99,039	2.27	99,039	2.27	18,000	1 STORY, 35' MAX.	18.2%	0.182:1	-	1:200	90	95	3	3	1 (Short Term)	1 (Short Term)	48,133
3	AG	PET RESORT	89,748	2.06	89,748	2.06	15,303	1 STORY, 35' MAX.	17.1%	0.171:1	-	1:300	52	52	2	4	1 (Short Term)	1 (Short Term)	35,151
4	AG	OPEN SPACE	220,895	5.07	220,895	5.07	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL			489,350	11.234	489,350	11.234							215	233					

EXHIBIT C: for Z21- 0010

**FOUR CORNERS
SHOPPING CENTER**

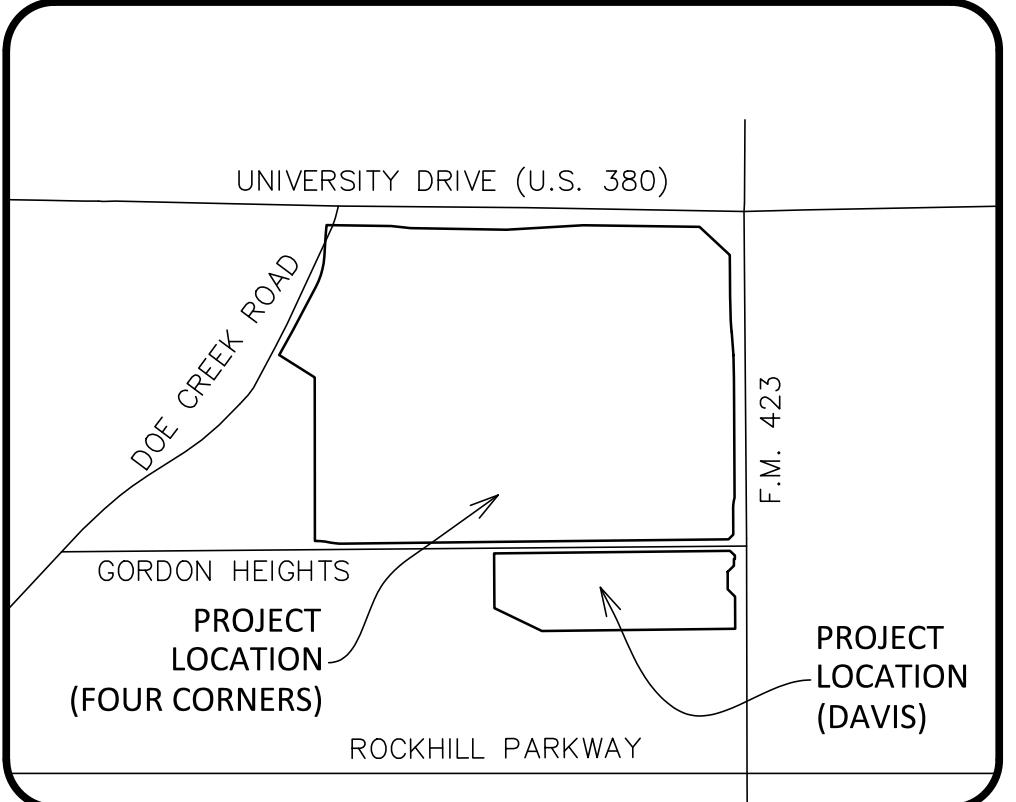
BLOCK A, LOTS 1-21 &
BLOCK B, LOTS 1-4
92.073 Acres

R.N. TAYLOR SURVEY, ABST. 1671 &
M.E.P. & P.R.R. SURVEY, ABST. 1476 &
T. BRISTOW SURVEY, ABST. 35

IN THE CITY OF FRISCO, DENTON COUNTY, TEXAS

<u>Owner/Developer</u>	<u>Engineer/Surveyor</u>
FSWC, LP 7001 Preston Road, Suite 410 Dallas, Texas 75205 (214) 224-4600 Contact: Robert Dorazil	Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Kevin Wier
20-040 Scale 1"=150' August, 2021	SHEET 1 OF 6

50 0 25 50 100
1 inch = 50ft.



LOCATION MAP

n.t.s.

Frisco Site Plan Notes:

- Any revision to this plan will require City approval and will require revisions to any corresponding plans to avoid conflicts between plans.
- Abandonage is subject to Building Inspection Division approval.
- All fences and retaining walls shall be shown on the site plan and shall be subject to Building Inspection Division approval.
- Open storage where permitted, shall be screened in accordance with the Zoning Ordinance.
- Buildings with an aggregate sum of 5,000 square feet or greater on a lot shall have automatic fire sprinklers installed throughout all structures. Alternative fire protection measures may be approved by the Fire Department.
- When used, wheel stops shall be installed so that all surface parking spaces are a minimum of 18 feet deep measured from the face of the wheel stop. Any vertical obstruction in front of a surface parking space shall be located 20 feet from the back of the parking space.
- Handicap parking is provided in accordance with ADA Standards.

General Notes:

- A minimum of 90% of parking provided on multifamily lots shall be located in structured parking.
- According to Flood Insurance Rate Map (FIRM) Map No. 48121C04106 dated 4/18/2011 prepared by the Federal Emergency Management Agency for Denton County, Texas. A portion of Lot 15, Block A is within Zone AE.
- According to the Flood Study prepared by Kimley-Horn and Associates dated October 28, 2014, no detention is required for this property.
- Fully developed City of Frisco Floodplain and Reclamation Study prepared by Cardinal Strategies dated September, 2016.
- Future US 380 drawn per Schematic CSJ No. 0135-10-050 prepared by AECOM dated December, 2015.
- Recreational stormwater treatment must be provided on each lot as developed.
- All transformers & switchgears shall be screened per Zoning Ordinance.

SYMBOL LEGEND

FIRELANE, ACCESS & UTILITY EASEMENT

EXISTING CONTOUR

SANITARY SEWER MANHOLE

EXISTING FIRE HYDRANT

PROPOSED FIRE HYDRANT

BARRIER FREE RAMP

DUMPSTER W/ 8' MASONRY WALL TO MATCH BLDG.

CAR STACK SPACE (9'x20')

ACTION

APPROVED **DENIED**

STAFF _____ **DATE** _____ **INITIALS** _____

P&Z _____ **DATE** _____ **INITIALS** _____

Neighborhood # _____

See the Staff Approval Letter or P&Z Result memo for any conditions associated with the approval of the project.

EXHIBIT C: for Z21-0010

FOUR CORNERS SHOPPING CENTER

BLOCK A, LOTS 1-21 &
BLOCK B, LOTS 1-4

92.051 Acres (Gross); 89.914 Acres (Net)
R.N. TAYLOR SURVEY, ABST. 1671 &
M.E.P. & P.R.R. SURVEY, ABST. 1476
IN THE CITY OF FRISCO, DENTON COUNTY, TEXAS

Owner/Developer

FSWC, L.P.
7001 Preston Road, Suite 410 765 Custer Road, Suite 11076
Dallas, Texas 75205 (214) 224-4600 Telephone: (972) 422-0077
Contact: Robert Dorazil

Spars Engineering, Inc.

7001 Preston Road, Suite 410 Plano, TX 75075

Telephone: (972) 292-7656

TBPE No. F-2121

Contact: Kevin Wier

MATCHLINE SHT. 5

Proposed Block A, Lot 9

49,003 S.F./1.125 Ac. (Gross)
38,043 S.F./0.873 Ac. (Net)
(Ex. Zoning: R PD-254)

Proposed Use: Restaurant

Building Height: 1-Story, 35' Max.

Proposed Block A, Lot 8

43,012 S.F./0.987 Ac. (Gross)
36,710 S.F./0.843 Ac. (Net)
(Ex. Zoning: R PD-254)

Proposed Use: Restaurant

Building Height: 1-Story, 35' Max.

UNIVERSITY DRIVE (U.S. HWY 380)

40,230 S.F./0.924 Ac. (Gross)
32,770 S.F./0.752 Ac. (Net)
(Ex. Zoning: R PD-254)

Proposed Use: Restaurant

Building Height: 1-Story, 35' Max.

Proposed Block A, Lot 18

58,240 S.F./1.337 Ac. (Gross)
48,188 S.F./1.106 Ac. (Net)
(Ex. Zoning: R PD-254)

Proposed Use: Restaurant

Building Height: 1-Story, 35' Max.

Proposed Block A, Lot 7

50,000 S.F./4.633 Ac. (Gross)
39,549 S.F./4.512 Ac. (Net)
(Ex. Zoning: MF PD-254)

Proposed Use: Medical Office

Building Height: 2-Story, 40' Max.

Lot 4 Owner

CVS Pharmacy
4808 Davis Blvd.
N. Richland Hills, Texas 76180
(214) 437-4920
Contact: Joseph Mutter

Lot 12 Owner

HEB Grocery Company, LP
P.O. Box 839999
San Antonio, Texas 78283
(214) 680-7600
Contact: John Rose

Lot 15 Owner

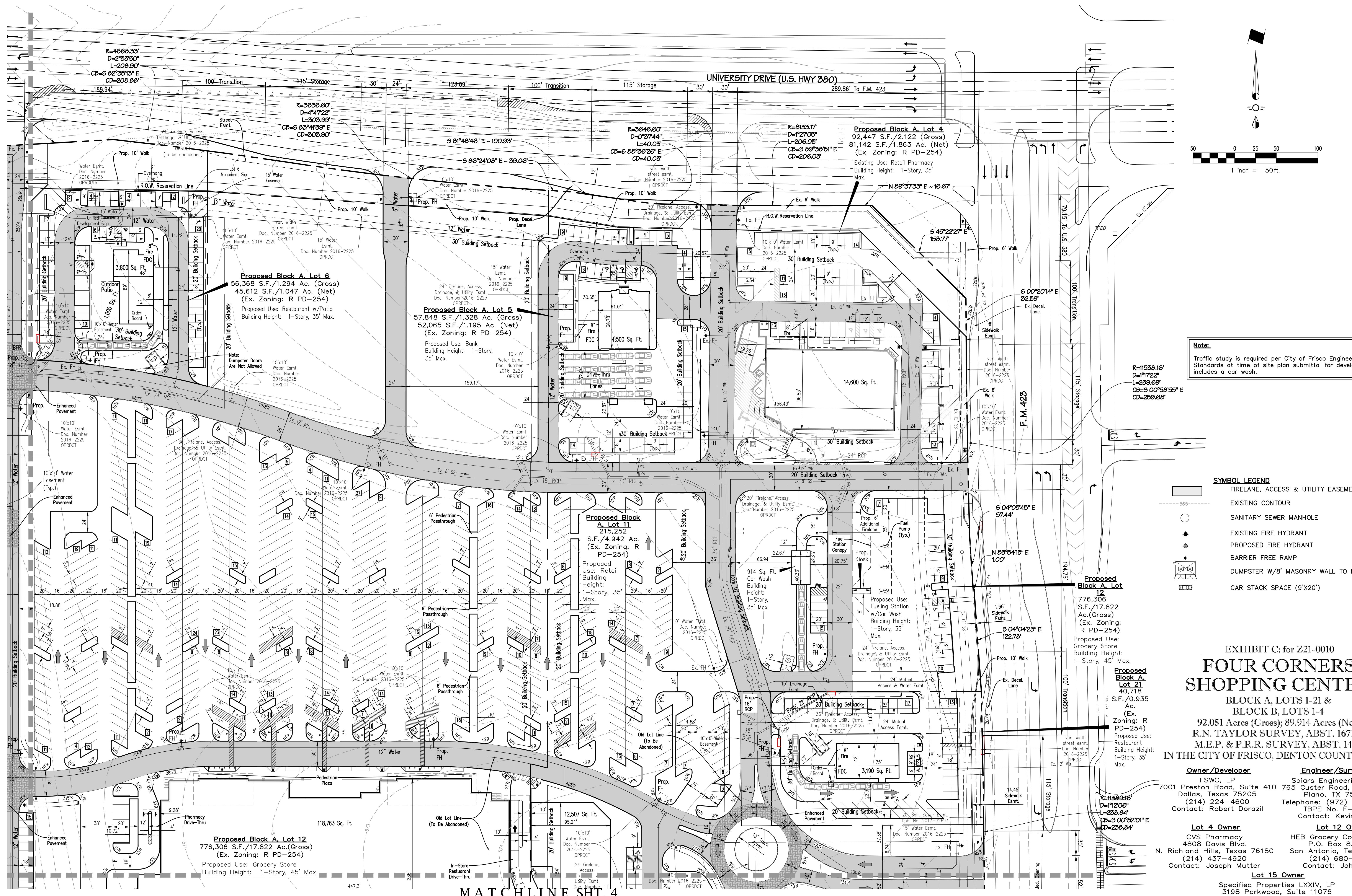
Specified Properties LXXIV, LP
3198 Parkwood, Suite 11076
Frisco, Texas 75034
(972) 292-7656
Contact: Jeff Lindsey

MATCHLINE SHT. 3

MATCHLINE SHT. 5

APPX. LOCATION OF
FIRM ZONE "A"
Ex. Wall

MATCHLINE SHT. 2



MATCHLINE SHT. 4

EXHIBIT C: for Z21-0010
FOUR CORNERS
SHOPPING CENTER

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BLOCK B, LOTS 1-4

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IN THE CITY OF FRISCO, DENTON COUNTY, TEXAS

Owner/Developer

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(214) 224-4600
Telephone: (972) 422-0077
Contact: Robert Dorazil
TBPE No. F-2121
Contact: Kevin Wier

Engineer/Surveyor

Spars Engineering, Inc.
5101 Preston Road, Suite 100
Plano, TX 75075
(214) 467-8900

Telephone: (972) 422-0077

Contact: Robert Dorazil

Lot 4 Owner

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San Antonio, Texas 78283
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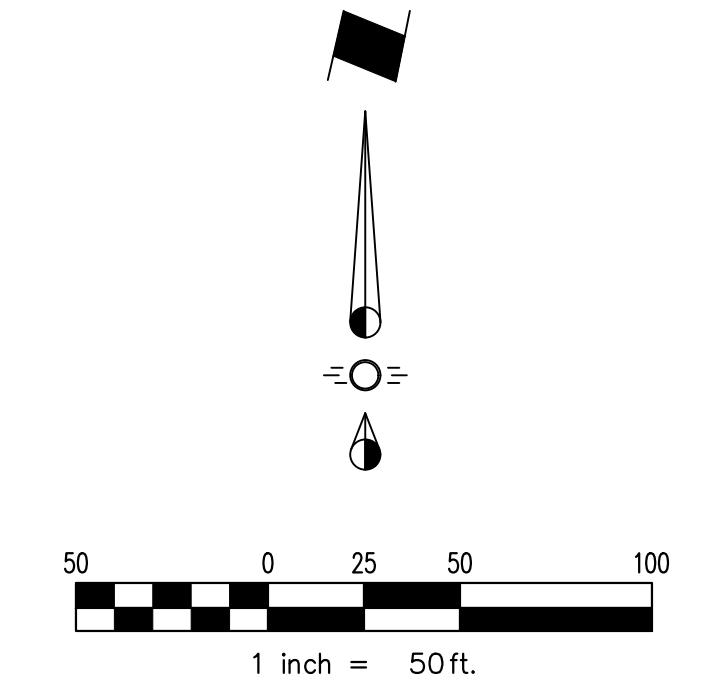
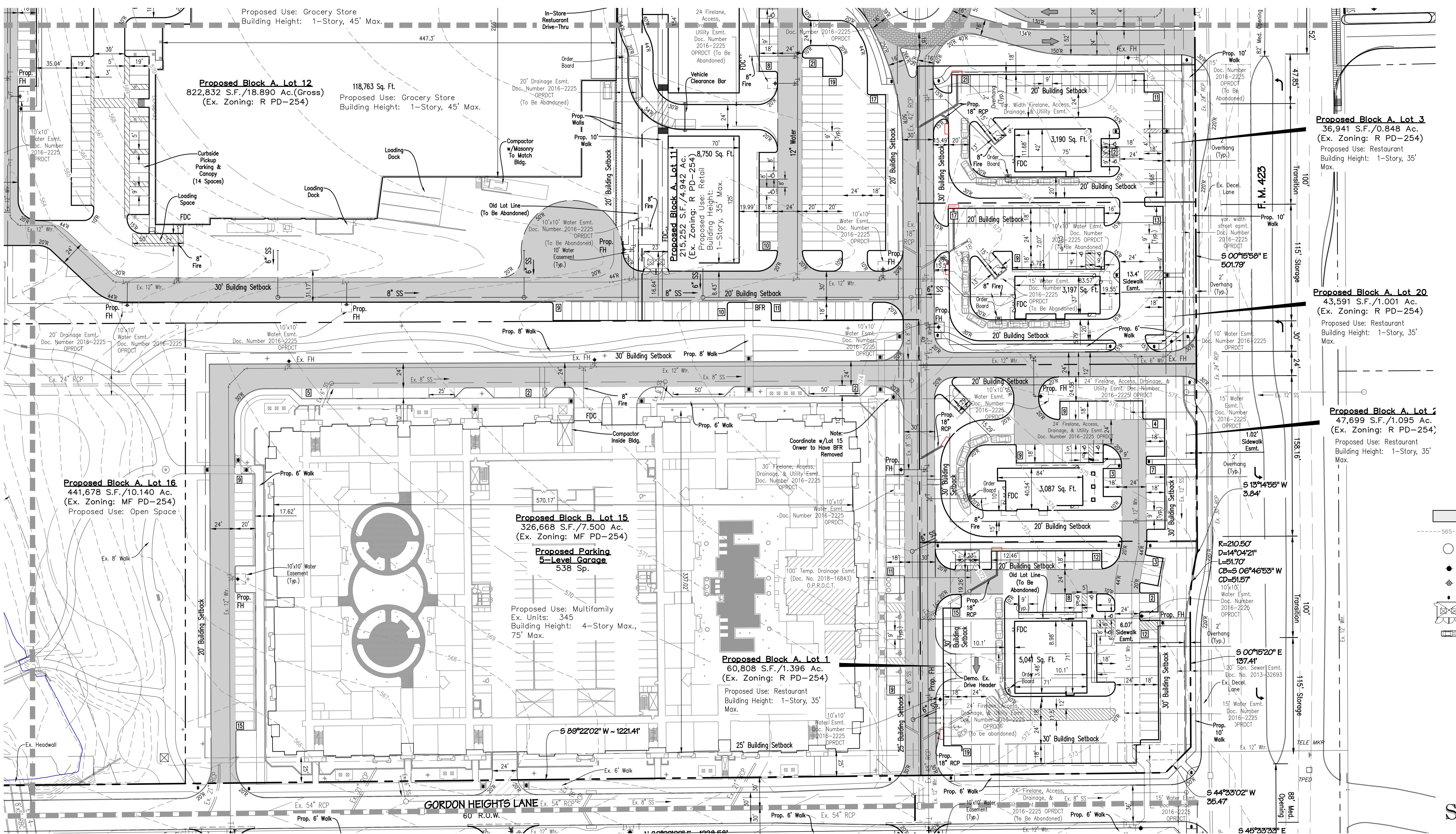
Lot 12 Owner

HEB Grocery Company, LP
P.O. Box 839999
San Antonio, Texas 78283
(214) 680-7600
Contact: John Rose

Lot 15 Owner

Specified Properties LXXIV, LP
3198 Parkwood, Suite 11076
Frisco, Texas 75034
(972) 292-7656
Contact: Jeff Lindsey

MATCHLINE SHT. 5



SYMBOL LEGEND

- FIRELANE, ACCESS & UTILITY EASEMENT
- EXISTING CONTOUR
- SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- BARRIER FREE RAMP
- DUMPSTER W/B' MASONRY WALL TO MATCH BLDG.
- CAR STACK SPACE (9'x20')

EXHIBIT C: for Z21-0010 FOUR CORNERS SHOPPING CENTER

BLOCK A, LOTS 1-21 &
BLOCK B, LOTS 1-4

92.051 Acres (Gross); 89.914 Acres (Net)
R.N. TAYLOR SURVEY, ABST. 1671 &
M.E.P. & P.R.R. SURVEY, ABST. 1476

IN THE CITY OF FRISCO, DENTON COUNTY, TEXAS

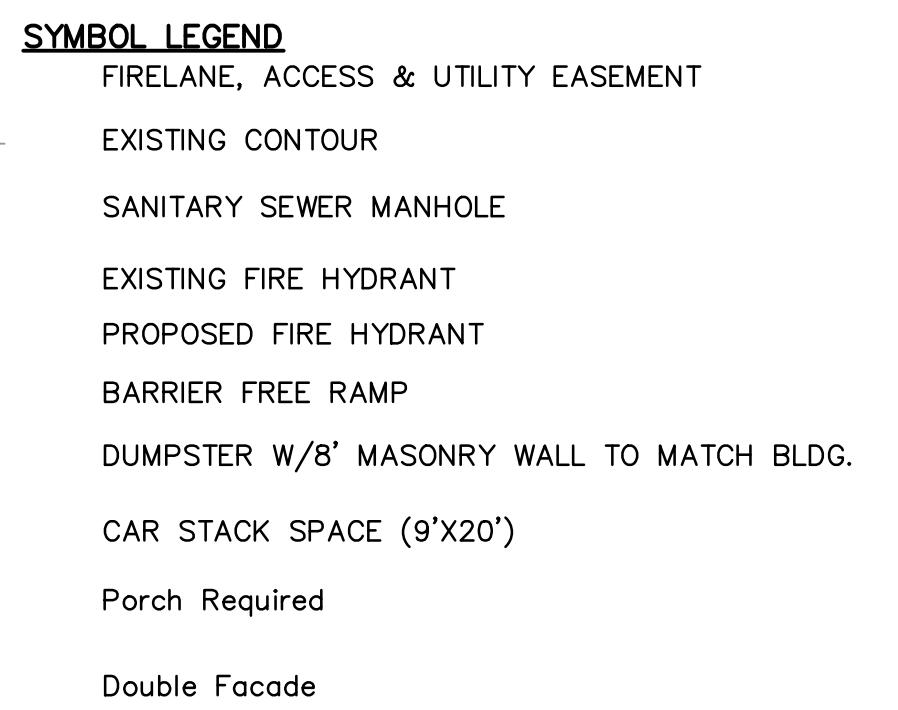
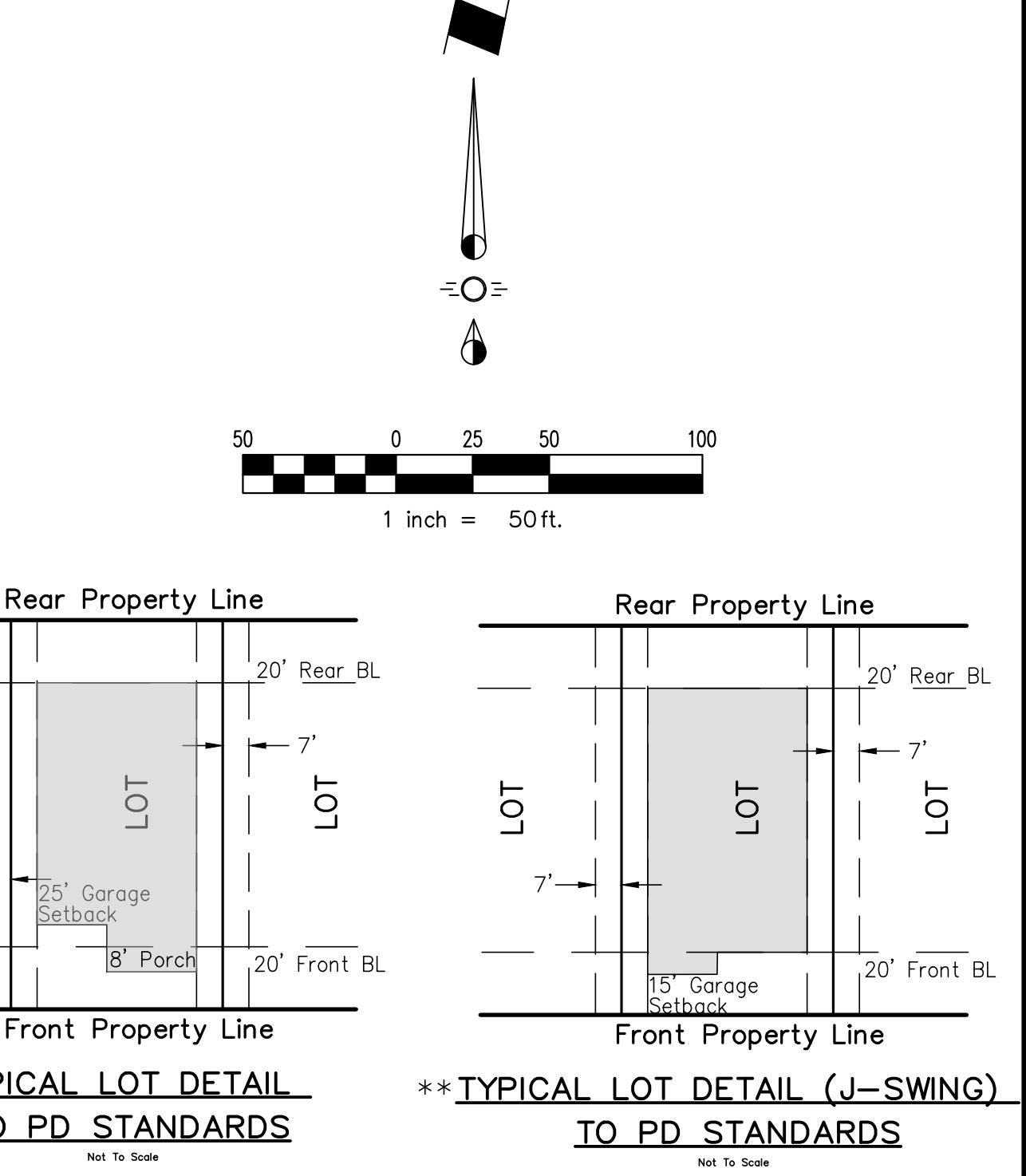
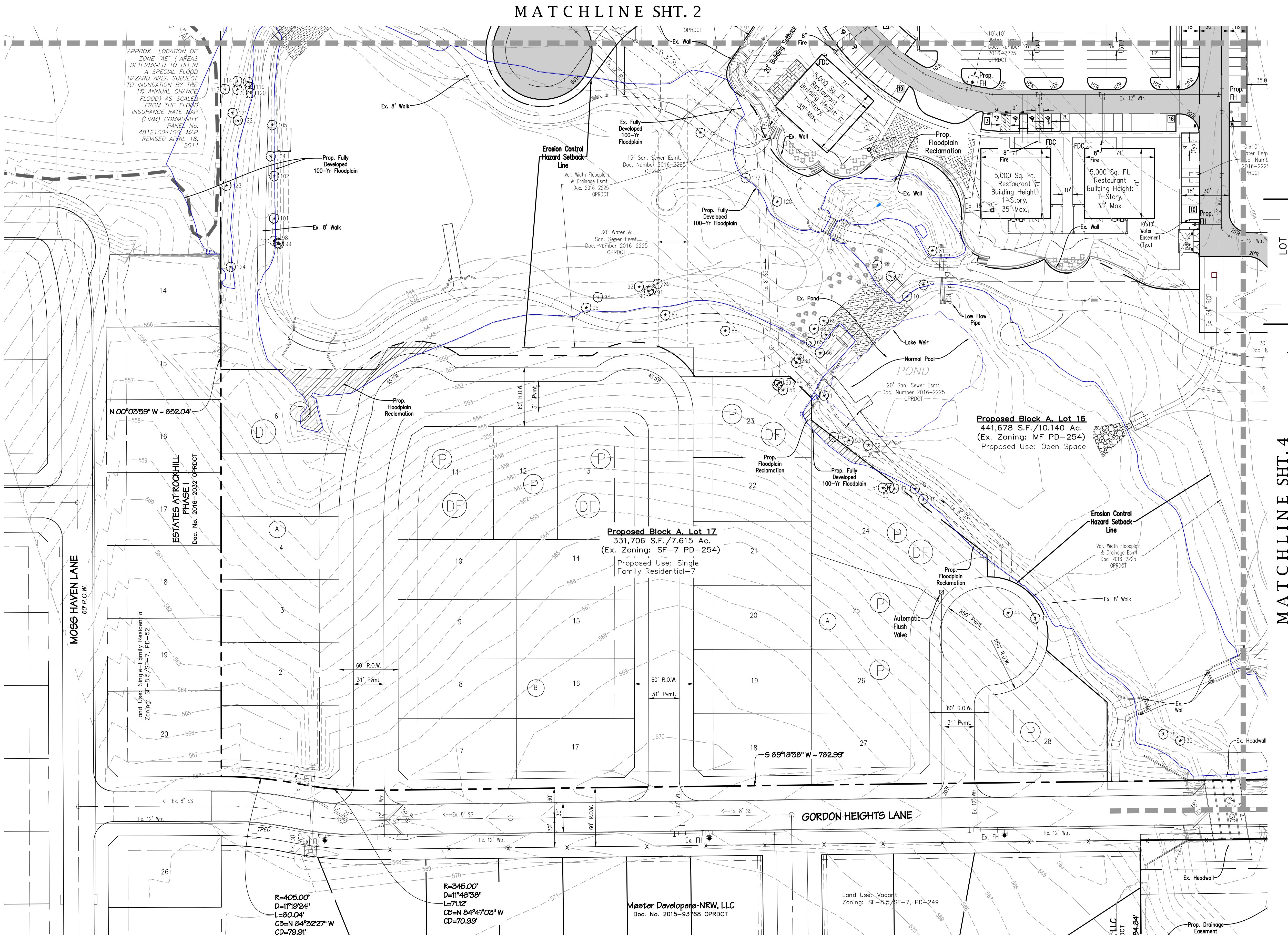
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Contact: Kevin Wier

Lot 4 Owner
CVS Pharmacy
4808 Davis Blvd.
N. Richland Hills, Texas 76180
(214) 437-4920
Contact: Joseph Mutter

Lot 15 Owner
Specified Properties LXXIV, LP
3198 Parkwood, Suite 1107
Frisco, Texas 75034
(972) 292-7656
Contact: Jeff Lindsey

Engineer/Surveyor
Spars Engineering, Inc.
5001 Preston Road, Suite 410 765 Custer Road, Suite 100
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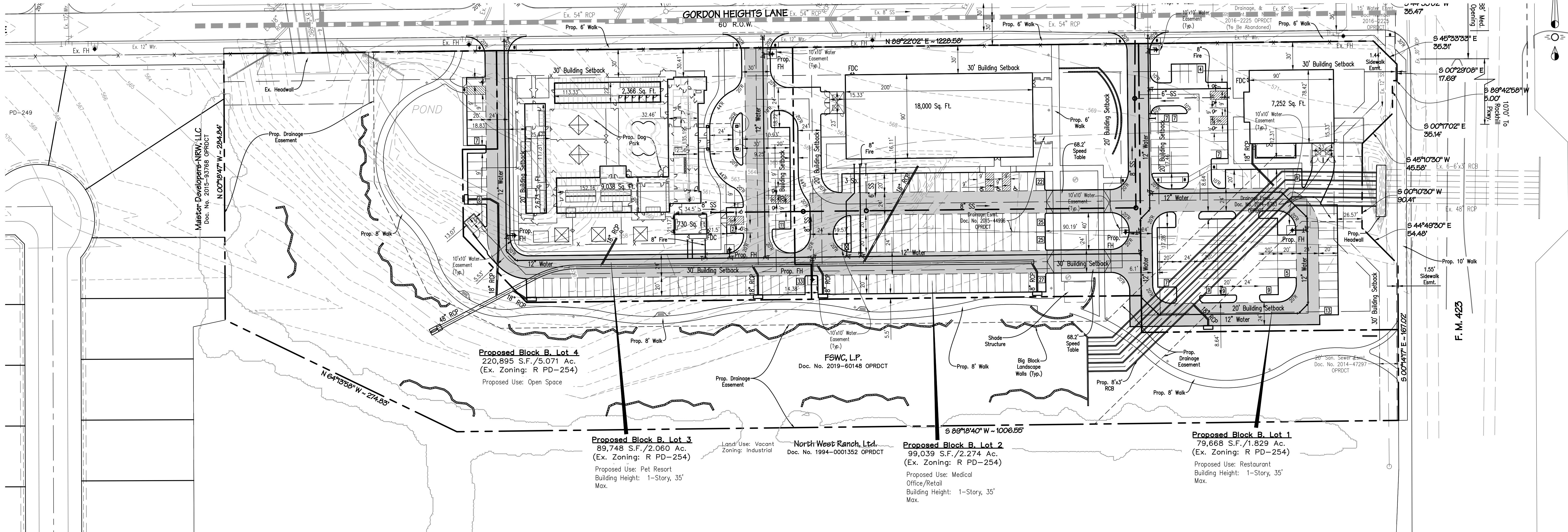
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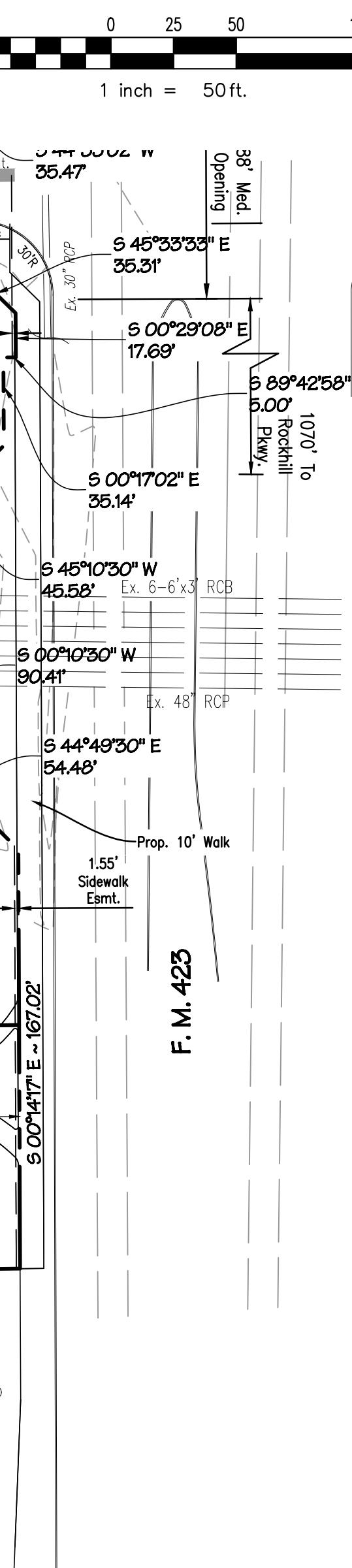
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50 0 25 50 100
1 inch = 50ft.

MATCHLINE SHT. 4



F. M. 423



SITE DATA SUMMARY TABLE-FOUR CORNERS SHOPPING CENTER-BLOCK A

LOT	ZONING	PROPOSED USE	LOT AREA (GROSS)		LOT AREA (NET)		BUILDING AREA (SF)	BUILDING HEIGHT	LOT COVERAGE (%)	FLOOR AREA	NUMBER OF UNITS/LOTS	REQ. PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	REQUIRED HANDICAP PARKING	PROVIDED HANDICAP PARKING	REQUIRED BIKE PARKING**	PROVIDED BIKE PARKING	IMPERVIOUS AREA (SF)
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11	R PD-254	RETAIL	215,252	4.94	215,252	4.94	21,257	1 STORY, 35' MAX.	9.9%	0.099:1	-	1:200	107	236	4	4	2(Short Term)	2(Short Term)	118,910
12	R PD-254	RETAIL	776,303	17.82	761,249	17.48	118,763	1 STORY, 35' MAX.	15.6%	0.156:1	-	1:200	594	650	12	15	6(Short Term)	6(Short Term)	420,084
13	R PD-254	RESTAURANT	280,333	6.44	275,216	6.32	25,000	1 STORY, 35' MAX.	9.1%	0.091:1	-	1:100	250	338	8	8	1(Short Term)	1(Short Term)	169,968
14	MF PD-254	URBAN LIVING	287,552	6.60	287,552	6.60	302,797	5 STORIES, 75' MAX.	39.1%	1.06	283	1.55:1 UNIT	425	511	11	13	19	20	66,592
15	MF PD-254	URBAN LIVING	326,668	7.50	326,668	7.50	408,304	4 STORIES, 63'-6"	25.0%	1.24	345	1.55:1 UNIT	573	668	12	12	22	24	143,477
16	MF PD-254	OPEN SPACE	441,678	10.14	441,678	10.14	-	-	-	-	-	-	-	-	-	-	-	-	-
17	SF-7 PD-254	SINGLE FAMILY	331,706	7.61	331,706	7.61	-	-	-	-	28	-	-	-	-	-	-	-	-
18	R PD-254	RESTAURANT	40,230	0.92	32,769	0.75	892	1 STORY, 35' MAX.	2.7%	0.027:1	-	1:100	9	24	2	2	1(Short Term)	1(Short Term)	20,773
19	R PD-254	MEDICAL OFFICE	201,822	4.63	196,549	4.51	50,000	2 STORY, 45' MAX.	25.4%	0.254:1	-	1:200	250	323	7	7	3(Short Term)	3(Short Term)	148,834
20	RPD-254	RESTAURANT	43,591	1.00	43,591	1.00	3,197	1 STORY, 35' MAX.	7.3%	0.073:1	-	1:100	32	39	2	2	1(Short Term)	1(Short Term)	28,776
21	RPD-254	RESTAURANT	40,718	0.93	40,718	0.93	3,190	1 STORY, 35' MAX.	7.8%	0.075:1	-	1:100	32	42	2	2	1(Short Term)	1(Short Term)	19,457
TOTAL			3,520,369	80.817	3,427,302	78.680							2,128	4,598					

EXHIBIT C: for Z21-0010

FOUR CORNERS SHOPPING CENTER

BLOCK A, LOTS 1-21 &
BLOCK B, LOTS 1-4

92,051 Acres (Gross); 89,914 Acres (Net)
R.N. TAYLOR SURVEY, ABST. 1671 &
M.E.P. & P.R.R. SURVEY, ABST. 1476

IN THE CITY OF FRISCO, DENTON COUNTY, TEXAS

Owner/Developer: **FSWC, LP** Engineer/Surveyor: **Spars Engineering, Inc.**

7001 Preston Road, Suite 410 765 Custer Road, Suite 100 Dallas, Texas 75205 Plano, TX 75075
(214) 224-4600 Telephone: (972) 422-0077
Contact: Robert Dorazil TBPE No. F-2121
Contact: Kevin Wier

Lot 4 Owner: CVS Pharmacy
4808 Davis Blvd. P.O. Box 839999
N. Richland Hills, Texas 76180 San Antonio, Texas 78283
(214) 437-4920 (214) 680-7600
Contact: Joseph Mutter Contact: John Rose

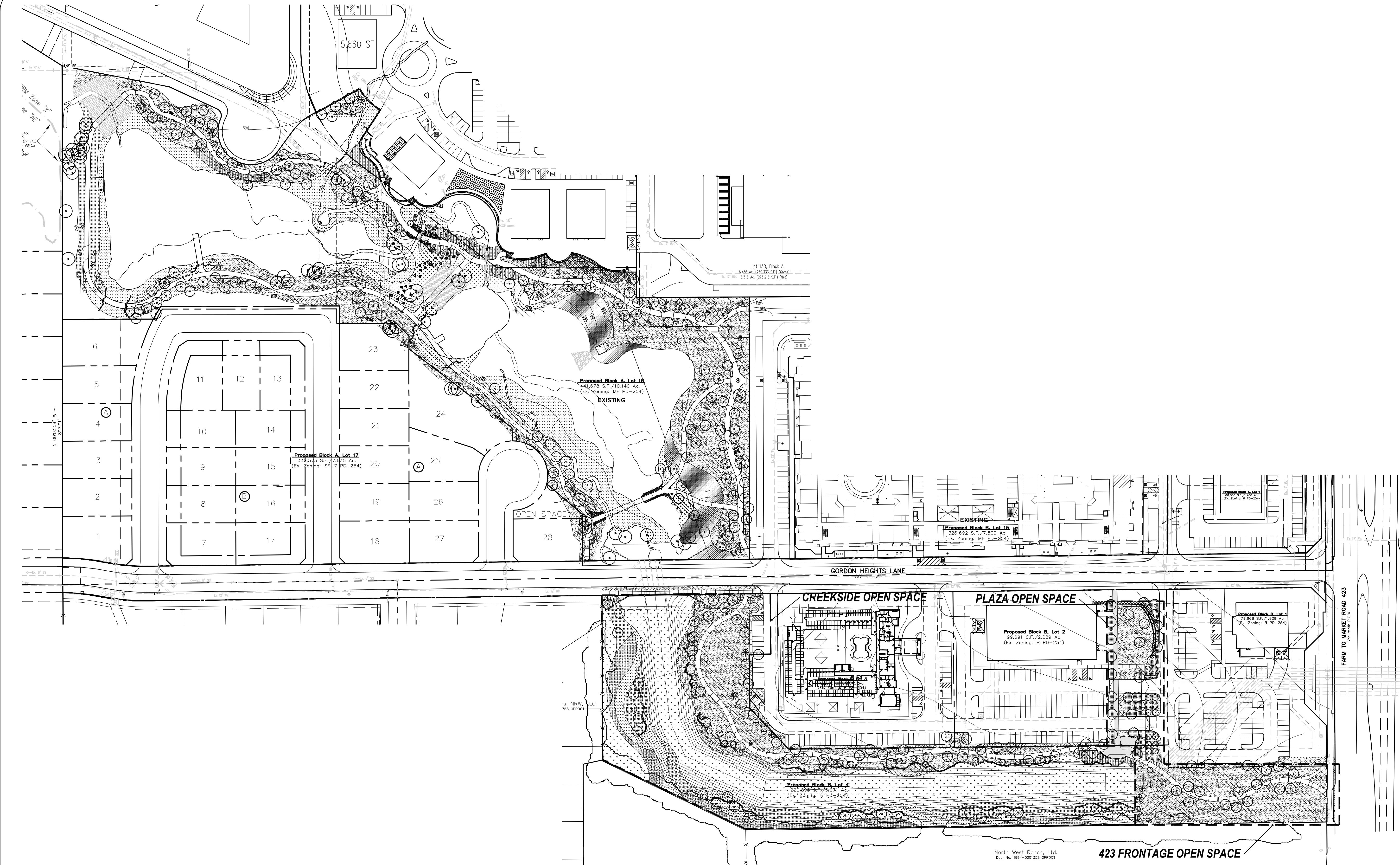
Lot 15 Owner: Specified Properties LXXIV, LP
3198 Parkwood, Suite 11076 Frisco, Texas 75034
(972) 292-7656 Contact: Jeff Lindsey

Sheet 6 of 6

LOT	ZONING	PROPOSED USE	LOT AREA (GROSS)		LOT AREA (NET)		BUILDING AREA (SF)	BUILDING HEIGHT	LOT COVERAGE (%)	FLOOR AREA	NUMBER OF UNITS/LOTS	REQ. PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	REQUIRED HANDICAP PARKING	PROVIDED HANDICAP PARKING	REQUIRED BIKE PARKING	PROVIDED BIKE PARKING	IMPERVIOUS AREA (SF)
			SF	AC	SF	AC													
1	AG	RESTAURANT	77,668	1.83	79,668	1.83	7,252	1 STORY, 35' MAX.	9.1%	0.091:1	-	1:100	73	86	2	3	1(Short Term)	1(Short Term)	42,392
2	AG	MEDICAL/RETAIL	99,039	2.27	99,039	2.27	18,000	1 STORY, 35' MAX.	18.2%	0.182:1	-								

Exhibit D - Character Elevations





ACTION	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> DENIED
STAFF _____ DATE _____ INITIALS _____	
P&Z _____ DATE _____ INITIALS _____	
NEIGHBORHOOD # _____	

SEE THE STAFF APPROVAL LETTER OR P&Z RESULT MEMO FOR ANY CONDITIONS ASSOCIATED WITH THE APPROVAL OF THE PROJECT.

EXHIBIT E: for Z21-0010

FOUR CORNERS SHOPPING CENTER

BLOCK A, LOTS 1-20 &

BLOCK B, LOTS 1-4

92.073 Acres

R.N. TAYLOR SURVEY, ABST. 1671 &
M.E.P. & P.R.R. SURVEY, ABST. 1476 &

T. BRISTOW SURVEY, ABST. 35

IN THE CITY OF FRISCO, DENTON COUNTY, TEXAS

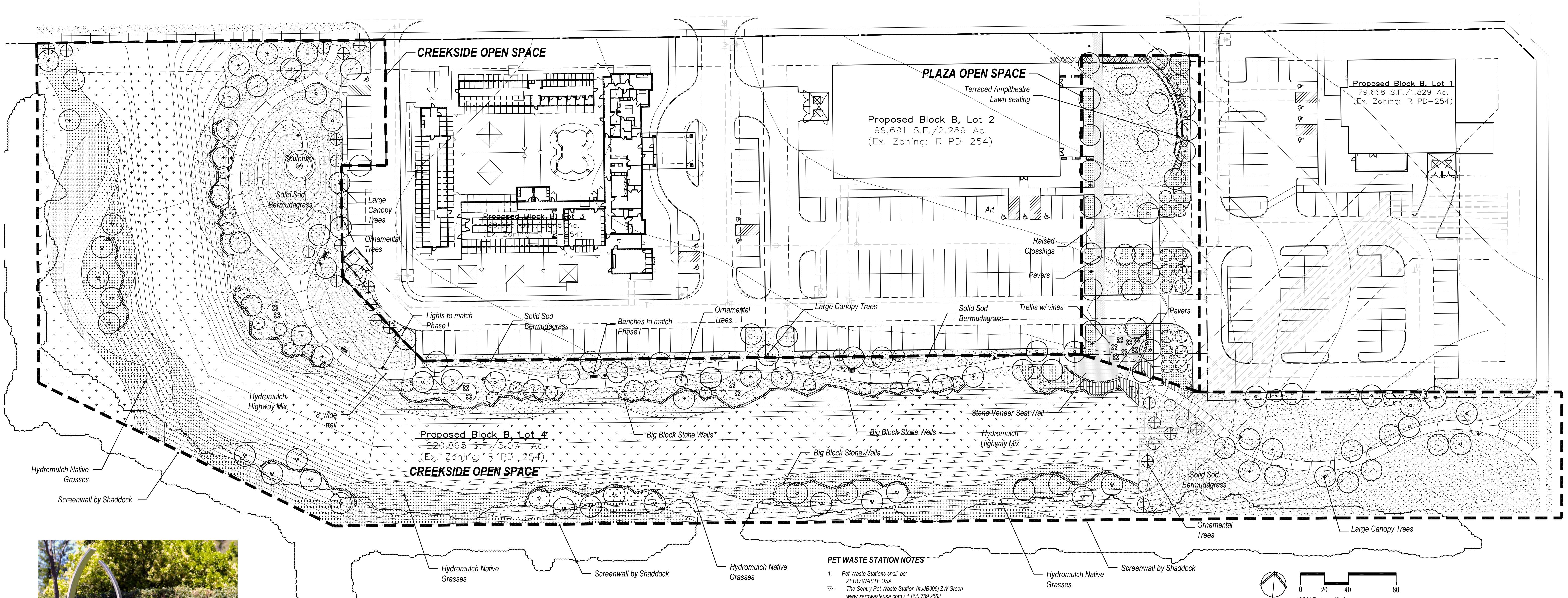
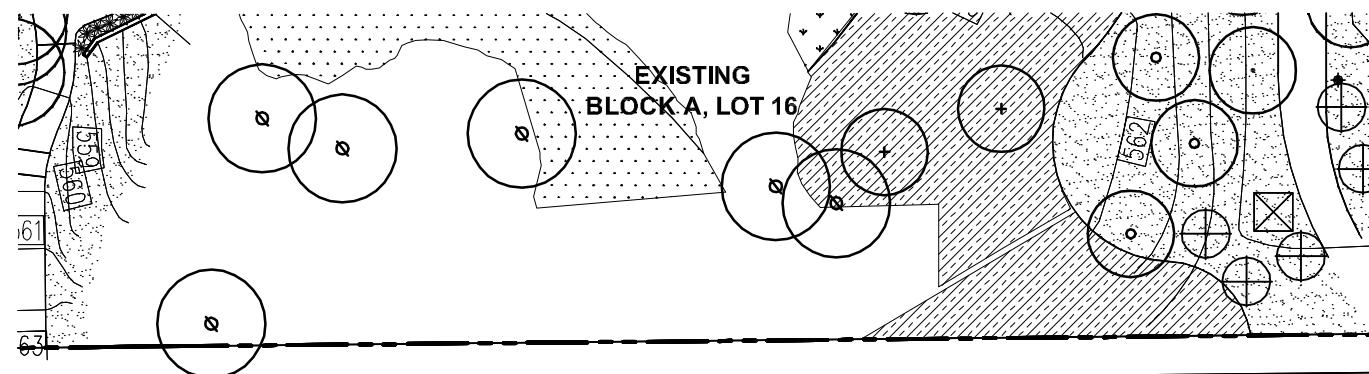
**smr**landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
(214) 787-0503
Fax 214-871-0545
Email smr@smra.com

Owner/Developer

FSWC, LP
7001 Preston Road, Suite 410
Dallas, Texas 75205
(214) 224-4600
Contact: Robert Dorazil
Spiers Engineering, Inc.
7601 Preston Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Kevin Wier

Engineer/Surveyor

Spiers Engineering, Inc.
7601 Preston Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Kevin Wier

**BIKE RACK NOTES**

- Bike Racks shall be:
 - LANDSCAPE FORMS: RING
STAINLESS STEEL
EMBED MOUNT
Total of (3):
- Contractor shall provide turn-key installation of all Bike Racks including, but not limited to, shipment, handling, placement, etc.

GRAPHIC PLANT LEGEND

- (+) BALD CYPRESS
- (○) CEDAR ELM
- (*) CHINESE PISTACHE
- (*) BUR OAK
- (.) LIVE OAK
- (○) VITEX
- HYDROMULCH UPLAND FRINGE MIX BY NATIVE AMERICAN SEED MIX W/ TEMPORARY ABOVE GROUND IRRIGATION
- WEEPING LOVEGRASS HYDROMULCH W/ TEMPORARY ABOVE GROUND IRRIGATION
- HYDROMULCH HIGHWAY MIX W/ TEMPORARY ABOVE GROUND IRRIGATION
- WETLAND FRINGE MIX W/ TEMPORARY ABOVE GROUND IRRIGATION
- LAWN, SOLID SOD BERMUDAGRASS
- LOW GROUNDCOVER AND SHRUBS IN PLAZA OPEN SPACE
- LOW GROUNDCOVER AND SHRUBS IN PLAZA OPEN SPACE
- REDBUD ALONG CHANNEL CREPE MYRTLE SINGLE TRUNK IN PLAZA OPEN SPACE

Creekside open space along banks of drainage channel shall be constructed in conjunction with the first site plan on Davis Tract. 423 Frontage Open Space constructed in conjunction with first development front FM 423. Plaza Open space shall be constructed with development frontage along open space.



Owner/Developer
FSWC, LP
7001 Preston Road, Suite 410
Dallas, Texas 75205
(214) 224-4600
Contact: Robert Dorazil

Engineer/Surveyor
Spiars Engineering, Inc.
7001 Preston Road, Suite 410
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Kevin Wier

SEI# 20-040 Scale 1"=40' August 5, 2021 SHEET 2 OF 2

ACTION	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> DENIED
STAFF _____ DATE _____ INITIALS _____	
P&Z _____ DATE _____ INITIALS _____	
NEIGHBORHOOD # _____	

SEE THE STAFF APPROVAL LETTER OR P&Z RESULT MEMO FOR ANY CONDITIONS ASSOCIATED WITH THE APPROVAL OF THE PROJECT.

EXHIBIT E1: for Z21-0010

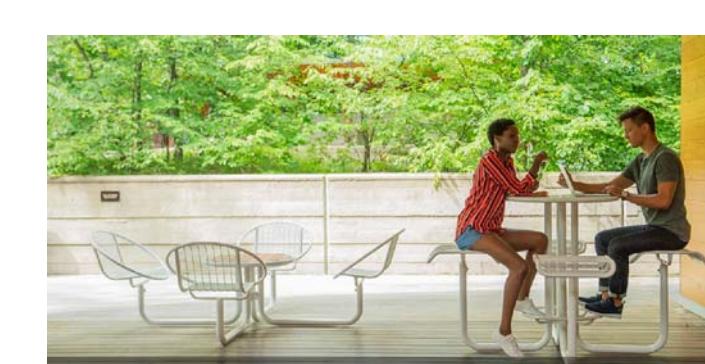
FOUR CORNERS SHOPPING CENTER

BLOCK A, LOTS 1-20 &
BLOCK B, LOTS 1-4

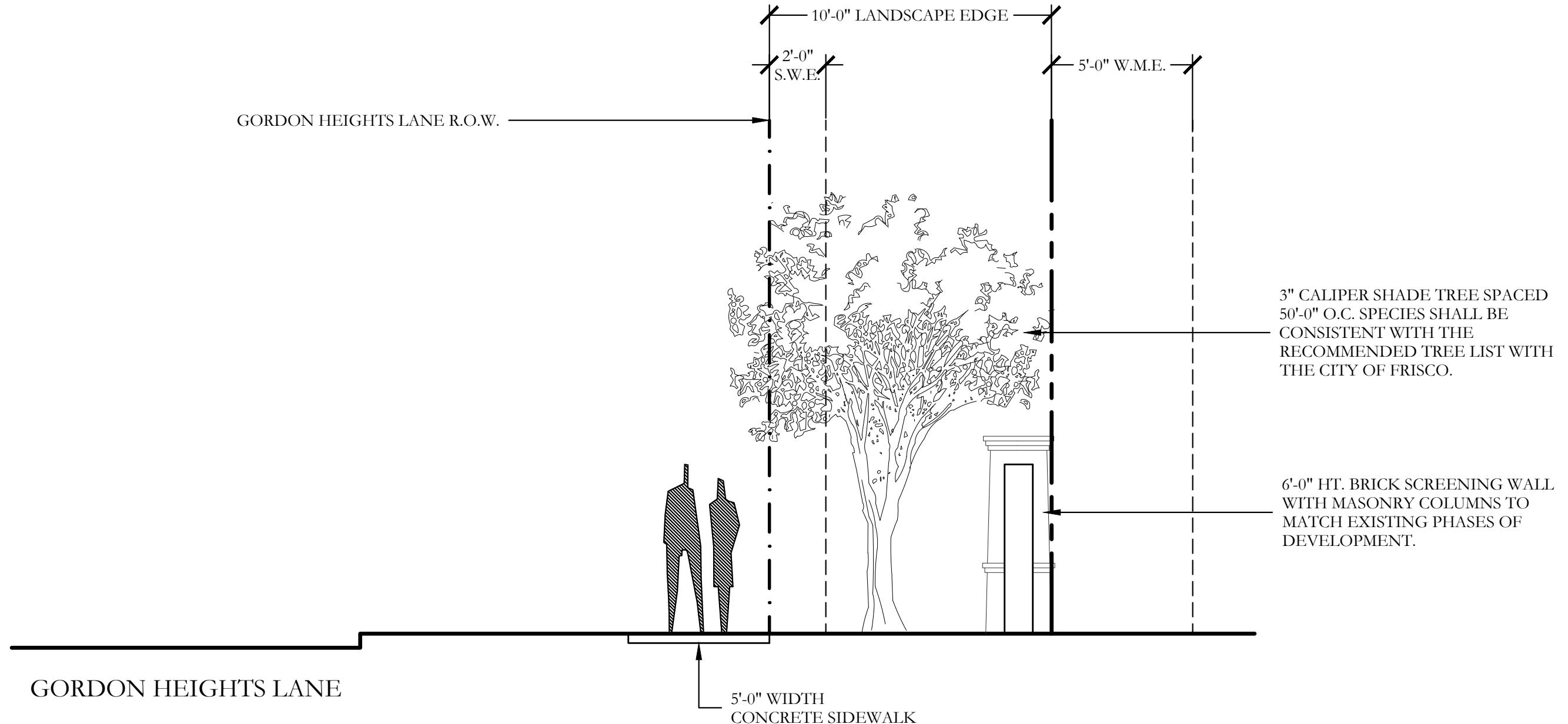
92.073 Acres

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T. BRISTOW SURVEY, ABST. 35

IN THE CITY OF FRISCO, DENTON COUNTY, TEXAS



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landscape architects, inc.
1708 N. Gammie Street
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Tel: 214.971.0933
Fax: 214.971.0545
Email: smr@smrla.com
08.05.2021



1

LANDSCAPE EDGE CROSS SECTION - GORDON HEIGHTS LANE
ELEVATION/SECTION

SCALE: 1/4"=1'-0"

Exhibit F